



15 Mill Close, Great Bookham, Surrey, KT23 3JX

Asking Price £855,000





- SPACIOUS DETACHED BUNGALOW
- 2 RECEPTION ROOMS
- PARKING & DOUBLE GARAGE
- 0.6 MILES TO BOOKHAM STATION
- 4 BEDROOMS, 2 BATHROOMS
- GOOD SIZE KITCHEN
- 0.4 MILES TO VILLAGE CENTRE
- CUL-DE-SAC LOCATION



## Description

This spacious detached bungalow offers very good family accommodation with the main bedroom having an en-suite shower room and study area.

The accommodation comprises a covered entrance porch, hallway with cloakroom, airing cupboard, boiler cupboard and coats cupboard. The kitchen is a good size with fitted units, a breakfast bar and side door leading to the garden. From the hallway double doors open into the dining room with sliding patio doors leading outside to a side patio and a large opening into the living room which again has sliding patio doors that lead out to the rear garden and a brick built fireplace with gas fire.

The remaining rooms are all accessed from the hallway, The master bedroom benefits from fitted wardrobes and an en-suite shower room along with a study area. The property benefits from three further bedrooms and family bathroom.

The bungalow is approached via a long driveway with parking for several cars and double, detached garage. The remainder of the front garden is laid with side gate leading to the rear garden which measures some 41' x 74'.

## Situation

Mill Close is a peaceful cul-de-sac located off Church Road and within 10 minutes walk of Bookham High Street. The village offers a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, small supermarket and several delicatessens and coffee shops. There is also a library, doctors and dental surgery.

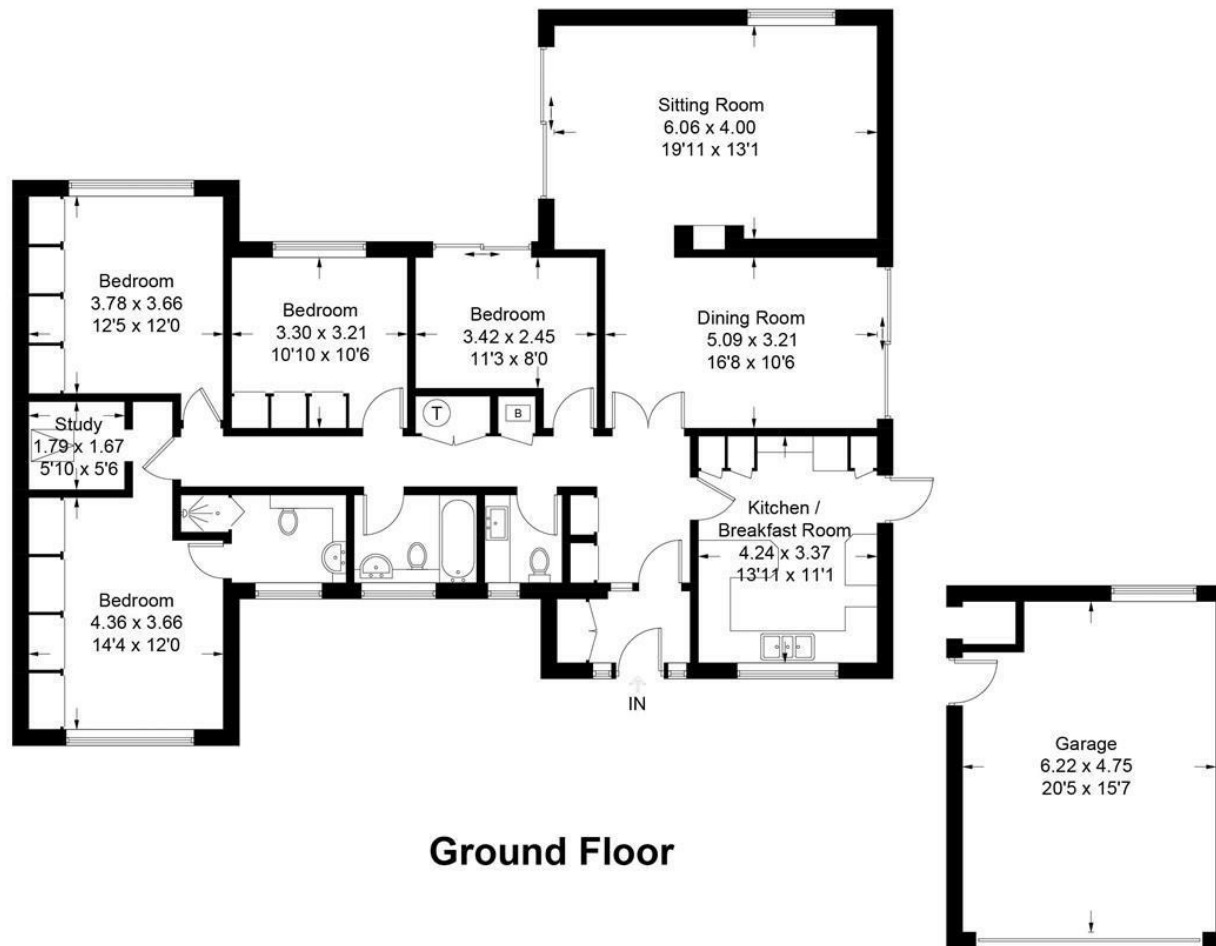
Bookham station is a 10 minute walk away offering services to London while Leatherhead town centre, with its more extensive range of shops and restaurants, is located 4 miles away.

A wide selection of recreational facilities are available in the area such as Bocketts Farm, Polesden Lacey and Ranmore and the area generally abounds with a wealth of open countryside much of which is in the green belt and owned by the National Trust.

<b>Tenure</b>	Freehold
<b>Lease</b>	N/A
<b>Service Charge</b>	N/A
<b>Ground Rent</b>	N/A
<b>EPC</b>	E
<b>Council Tax Band</b>	G



Approximate Gross Internal Area = 147.9 sq m / 1592 sq ft  
 Garage = 28.5 sq m / 307 sq ft  
 Total = 176.4 sq m / 1899 sq ft



## Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID357685)  
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